

In re:
Sharonn E. Thomas
Debtor

Case No. 18-17430-elf
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jan 20, 2021

User: admin
Form ID: pdf900

Page 1 of 3
Total Noticed: 10

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 22, 2021:

Recip ID	Recipient Name and Address
db	+ Sharonn E. Thomas, 856 North 29th St., Philadelphia, PA 19130-1144
cr	+ Martin Brown, c/o E. McCord Clayton, Esquire, Clayton Commercial Litigation LLC, Two Penn Center, 1500 JFK Blvd., Suite 920 Philadelphia, PA 19102-1742
r	+ Richard Astrella, Star Real Estate Broker, 1500 Walnut Street, Ste 1103, Phila, PA 19102-3506
cr	+ THE BANK OF NEW YORK MELLON, RAS CRANE, LLC, 10700 ABBOTT'S BRIDGE ROAD, SUITE 170, DULUTH, GA 30097-8461
cr	+ The Bank of New York Mellon et als, RAS Crane, LLC, 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Jan 21 2021 04:54:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jan 21 2021 04:53:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Jan 21 2021 04:54:00	U.S. Attorney Office, c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	Email/Text: megan.harper@phila.gov	Jan 21 2021 04:54:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/PDF: ais.chase.ebn@americaninfosource.com	Jan 21 2021 03:27:16	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 7255 Baymeadows Way, Jacksonville, FL 32256

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp		DHO, LLC, 1310 S. 5th Street

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

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Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 22, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 20, 2021 at the address(es) listed below:

Name	Email Address
DAMIEN NICHOLAS TANCREDI	on behalf of Debtor Sharonn E. Thomas Damien.Tancredi@flastergreenberg.com damien.tancredi@ecf.inforruptcy.com
DANIELLE BOYLE-EBERSOLE	on behalf of Creditor U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-8 c/o Select Portfolio Servicing, Inc. debersole@hoflawgroup.com, pfranz@hoflawgroup.com
E. McCord CLAYTON	on behalf of Creditor Martin Brown cord@claytonlit.com
GARY F SEITZ	on behalf of Trustee TERRY P. DERSHAW gseitz@gsbblaw.com
HAROLD N. KAPLAN	on behalf of Creditor The Bank of New York Mellon et als hkapan@rasnj.com
HOLLY SMITH MILLER	on behalf of Trustee TERRY P. DERSHAW hsmiller@gsbblaw.com abrown@gsbblaw.com
JEROME B. BLANK	on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al paeb@fedphe.com
JOSHUA LOUIS THOMAS	on behalf of Debtor Sharonn E. Thomas joshualthomas@gmail.com
KARINA VELTER	on behalf of Creditor WILMINGTON TRUST NATIONAL ASSOCIATION amps@manleydeas.com
KEVIN G. MCDONALD	on behalf of Creditor PNC Bank N.A. bkgroup@kmlawgroup.com
KEVIN M. BUTTERY	on behalf of Creditor The Bank of New York Mellon et als cdigianantonio@rascrane.com
KEVIN M. BUTTERY	on behalf of Creditor DITECH FINANCIAL LLC cdigianantonio@rascrane.com
KEVIN S. FRANKEL	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pa-bk@logs.com
KRISTEN D. LITTLE	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION pakb@logs.com, klittle@logs.com;logsecf@logs.com
KRISTEN D. LITTLE	on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 pakb@logs.com klittle@logs.com;logsecf@logs.com
MARIO J. HANYON	on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al mario.hanyon@brockandscott.com, wbecf@brockandscott.com
MARIO J. HANYON	on behalf of Creditor Wells Fargo Bank National Association As Trustee mario.hanyon@brockandscott.com, wbecf@brockandscott.com
MARIO J. HANYON	on behalf of Creditor Wells Fargo Bank National Association As Trustee For et al mario.hanyon@brockandscott.com, wbecf@brockandscott.com

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MARY F. KENNEDY

on behalf of Creditor First Tennessee Bank National Association mary@javidianlaw.com angie.harrigan@javidianlaw.com

MICHAEL JOHN CLARK

on behalf of Creditor Nationstar Mortgage LLC as servicer for The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA2 mjclark@logs.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov karenablalock@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor U.S. Bank National Association as indenture trustee, for the CIM Trust 2016-FRE1, Mortgage-Backed Notes, Series 2016-FRE1 bkgroup@kmlawgroup.com

ROBERT LEITE-YOUNG

on behalf of Interested Party DHO LLC rleite@roachleite.com, lanette@roachleite.com

TERRY P. DERSHAW

td@ix.netcom.com PA66@ecfbis.com;7trustee@gmail.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION paeb@fedphe.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor HSBC Bank USA N.A., As Indenture Trustee et al paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 28

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Sharonn E. Thomas

Debtor,

Nationstar Mortgage LLC as servicer for The
Bank of New York Mellon F/K/A The Bank of
New York as Trustee for First Horizon
Alternative Mortgage Securities Trust 2006-
FA2

Movant.

v.

Sharonn E. Thomas

Debtor/Respondent,

Terry P. Dershaw, Trustee

Additional Respondent.

BANKRUPTCY CASE NUMBER
18-17430/ELF

CHAPTER 7

11 U.S.C. § 362

November 18, 2020 at 10:00 AM

Courtroom # 1

ORDER

AND NOW, this **20th day of January, 2020**, upon the consideration of the Motion of Movant for Relief from the Automatic Stay (the "Motion"), and for the reasons stated in court, it is

ORDERED that the automatic stay under 11 U.S.C. § 362, is **MODIFIED** to allow Movant, or its successors, if any, to proceed with its *in rem* rights under its loan documents for the property located at 4712 Penn Street, Philadelphia, PA 19124; and it is

FURTHER ORDERED that Rule 4001(a)(3) is not applicable and Movant, or its successors, if any, may immediately implement this order.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE